

**Benton County Planning Board
Technical Advisory Committee Meeting Stipulations
May 6, 2009, 5:30 p.m.**

Call to Order & Roll Call: The following Benton County Planning Board members were present: Scott Borman, Jim Cole, Mark Curtis, Lane Gurel, Bill Kneebone, Heath Ward. The following Benton County Planning & Development staff members were present: Chris Glass, Ronette Bachert, Karen Stewart and Teresa Sidwell.

New Business:

1. Variance from Large Scale Development – **Salinas Reception Hall** – 17494 West Highway 102, Decatur
 - Obtain the approval of the septic disposal system from the Health Department.
 - Provide a site map showing the parking layout as well as ingress and egress from Highway 102.
 - Obtain a letter from the Fire Marshal in regards to public safety issues such as maximum occupancy, emergency lights and emergency exits.
 - The applicant must obtain a letter of hazardous chemical compliance from the Department of Emergency Management and submit a copy to Staff.
 - Provide proof of insurance to Staff.
 - The applicant's building must be inspected by a Benton County building inspector to determine if it meets current code.
2. Variance from Large Scale Development – **Outback Portable Toilets** – 22375 Dorothy Lane, Gravette
 - The applicant must submit a site plan showing the existing structures and screening or landscape buffering - the current Benton County aerial photo may be used as a basis.
 - The applicant must obtain a letter of hazardous chemical compliance from the Department of Emergency Management and submit a copy to Staff.
3. Variance Request (future Lot Line Adjustment) – **Old Homestead Subdivision, Lot 15/16 & 17/18** – Royal Oaks Drive, Lowell
 - Staff will contact adjoining property owners regarding the proposed lot line adjustment.
 - The applicant's building must be inspected by a Benton County building inspector.

4. Variance from Large Scale Development – **Arkansas Youth Adventures** – 11597 High Sky Inn Rd., Hindsville

- The Health Department must approve septic size for public occupancy; the applicant must submit documentation of this.
- Obtain a letter from the Fire Marshal regarding public safety issues such as maximum occupancy, emergency lights and emergency exits.
- Building codes for public access must be met.
- Proof of insurance must be submitted to Staff.
- Proof of property cleanup for public safety.
- The applicant must submit a site plan showing proposed parking and ingress/egress.
- Health Department approval for the kitchen must be provided to Staff.

Other Business:

1. Board Discussion – **Clarification of Large Scale Development Criteria**

- A committee of three Board members will review and refine the criteria for different levels of commercial development and submit comments to the Board next week.
- Use past projects as examples to validate different commercial project levels
- More objective rules instead of subjective rules recommended by Mr. Gurel
- Look at use criteria instead of square footage
- Criteria examples: health and safety, public use, traffic flow, environmental impact, variance or penalty, total jurisdiction within a 5 mile area surrounding municipality
- Mrs. Stewart will check on the “lumber mill” in the Avoca area
- Recommend a clean-up ordinance to the quorum court for all planning ordinances
- Vote for vice chairman
- Applicant for vacant board position
- Contact Caleb Henry for award presentation

Adjournment:

The meeting was adjourned at 7:15 p.m.